



KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 7, June 1, 2022

THE NEW BOARD 2022-2023

President:	Henry Wysmulek
Vice President:	Ann Colledge
Treasurer:	Lisa Cefali
Secretary:	Andrea Brien
Member at large:	Maureen Dowds
Member at large:	Steven de Groot

Big thank you to Andrea and Steven, new owners to accept to come onto our board and contribute to our community. Bravo.

2022 Annual General Meeting for Owners:

Thank you to the owners who participated in the the AGM in May. We had over 62 owners in attendance or who gave their proxy to another owner for voting. Any information that tenants need to know should come from your landlord/owner. If you are a renter, your owner should have given you a manual with all the regulations that you need to be aware of for living in this complex and community.

Projects at Kenaston Estates for 2022 summer:

1. Roof maintenance on buildings 700 to 740
2. Pool patio brick leveling-being done now
3. Pool building roof shingles replacement
4. Patio fence repairs for all buildings
5. Brick repointing on all buildings
6. Tree removals
7. Concrete work front and rear of 730
8. Hydro panel replacement by North parking lot fence
9. North chain link fence repairs or removal
10. Vent cleaning in all buildings
11. Replacement of laundry room dryer venting

Please be cautious around Contractors and the work they are doing. Some of these projects may present a hazard so please be diligent.

COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20th of each month to ensure that they are included in the following month's newsletter.

WCC No.88 Property Manager:

Linden Real Estate Services Inc
154-1483 Pembina Hwy R3T 2C6
Karen Jerrom: 204-697-0857 ext. 207

kjerrom@lindenrealestate.ca

On-site Resident Manager: Darcy Bunio

Ph: 204-951-5504

After hours emergency: call or text:

LRES afterhours line: 204-795-2041.

Garbage pickup is every Tuesday and Friday, and every Monday for Recycling pickup.

For information visit: www.winnipeg.ca

Have question or comment for your Board of Directors?

Email them to condoboard88@gmail.com

Visit WCC No.88 information website at:

www.Kenaston-estates.com

Speeding in the Parking Lot:

There are some residents using our parking lot as their own speedway. The speed limit is 15 mph and slower if icy. You risk hitting people with pets or people heading to the garbage bins or going to their cars. Please adhere to our rules. If you have people dropping off things or people, please let them know to adhere to the speed of 15 kph.

Dogs have Rights Too:

There is a noticeable urine staining on the grass along behind some of our buildings, which indicates that people taking their pets out, are letting their pets relieve themselves on the grass and not going on to the parking lot and walking off the property as is required. If you have a pet, please adhere to the rules. No pets are allowed in the inner courtyard. Pets should exit their building onto the parking lot and walked off the property, either to the park behind our complex or out to Kenaston Blvd and the sidewalk. This also goes for cats. Please keep your cat on your own property.

It has also come to our attention that some residents need to pay better attention when coming in or exiting the building. If a resident is coming in with their pet, stay back and wait until they have cleared the door. If you are in a rush, use the other exit. By crowding a dog in the hallway, the dog may react in a different way, and this can be avoided by residents being more considerate of our 4-legged friends. Some tenants actually provoke dogs in particular by moving suddenly in a hurry and trying to get out the door while the pet owner is trying to exit at the same time. Slow down please. Dogs have rights too!

Also, when in the hallway please keep your voice low and converse with neighbors either in the lobby or in your suite. Sound carries and if a pet is kennelled or left alone for a brief period of time in a suite, this may cause barking and behaviours that aren't good for the pet or neighbors. If you are in the hall, lobby, or back landing and see someone with their pet, you could quietly turn around and walk away or go back into your unit until the pet has reached their own home.

Although we are not responsible for Joe Malone Park, we are able to use it for residents with pets. Please do not break city by-laws of letting your dog off leash, as this is not an off-leash park and animal control has visited to give tickets. In addition, we have seen residents from our property not pick up after their pet. This behaviour, if it continues, may result in the City not allowing pets on this property. All pet owners need to follow the city rules, and those of our complex. It is not acceptable for other owners to have to pick up after your pet and even going out after dark or in the middle of the night does not remove this responsibility to follow the rules.

If you complain about a dog in your building, or on our property, please indicate the location the activity happened, for how long or how loud, whether you caused the barking or not, the date and time of day. Dog owners who live in our community should not have to surrender

THANK YOU!



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